



U.S. Army Corps
of Engineers
Huntsville Center

Facilities Repair and Renewal

Summary

The FRR program at Huntsville Center offers a fast track efficient method for design and execution of all types of facility repairs, renovations, and minor construction. This program is available to all USACE Districts and their customers as part of USACE's one door to the Corps. The key to the program's success is innovative use of IDIQ service / construction contracts covering all 50 States plus US territories. The contracts and how we use them offer the following benefits / advantages:

- **Performance Specification Scopes of Work.** Ensures that the desired end result is achieved.
- **Work Plans in Lieu of Designs.** Use of work plans prepared by the IDIQ contractor instead of Government furnished designs eliminates change orders due to design omissions and errors. Contractor guarantees that implementation of his work plan will satisfy the performance specifications of the SOW. Government reviews and approves the work plan, but the contractor retains the design liability.
- **Cost Savings.** Cost to prepare work plans is significantly less than for an AE or in-house design. The work plan drawings are detailed to commercial standards as opposed to Government

standards. Instead of generic specifications and typical equipment layouts, the work plan provides the catalog cuts of the equipment proposed for installation and the manufacturer specific installation details. In-house effort and cost to review work plans (low Government risk) is also less than traditional designs (high Government risk).

- **Time Savings.** Significant time savings are achieved using this design-build approach. Depending upon project complexity, work plans normally take 30 to 60 days to complete as compared to 120 to 180 days for a typical AE design. The construction



cost proposal is provided with the final work plan. If circumstances warrant, we can start construction immediately under time and materials (T&M) and then convert to firm fixed price after work is underway.

- **Quality.** The vast majority of our FRR projects is successfully completed on time and has high customer satisfaction. The likelihood of project success and quality workmanship is high using FRR because: (1) we exercise annual ordering period options and award new task orders only if the FRR contractor's past performance on previous task orders is satisfactory; and (2) the FRR prime contractor competes subcontract work among those contractors recommended by the installation.

Best Applications. Projects best suited for FRR are O&M funded, \$250,000 or more (no upper limit), requires engineering / design prior to starting construction and have tight budget and/or schedule requirements.

The FRR contracts were specifically developed as a more timely and cost effective alternative to traditional AE design – IFB construction approach. Our niche is primarily those projects that are beyond the typical capabilities of a JOC or SABER contractor, but which do not require a detailed design by an AE firm to define the work. We have discovered that this niche is fairly wide.

Major Customers	
DoD Installations	Support For Others
Army	Kennedy Center
Air Force	DC Schools
Army Reserves	State Department
Navy	GAO
Marines	
National Guard	

Points of Contact:

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